



Bona Vista Water Improvement District

2020 W 1300 N, Farr West, Utah 84404

Phone (801) 621-0474

**Agenda for Board of Directors Meeting
Scheduled for Monday, July 27, 2026
To be held at the District's Office at 2:00 p.m.**

1. Call Meeting to Order – *Chairman Stratford*
2. 2025 District Audit Review – *FJ & Associates*
3. Discussion and Motion on Kyle Reese's Request to Upsize a Meter from ¾ x 5/8" to a 1" Meter to Service Parcel Nos. 19-038-0044, 15-009-0012– *Matt Fox*
4. Discussion and Action to Amend the District's Lease Agreement with Optic Loop – *Chris Crockett*
5. Discussion and Action on a License Agreement with Sage Creek Infrastructure Financing – *Chris Crockett*
6. Board Training – *Chris Crockett*
7. Data Privacy Training – *Shauna Gilchrist*
8. Closed Session to Discuss Strategy Regarding Pending or Reasonably Imminent Litigation – *Chris Crockett*
9. Approve Meeting Minutes from June 29, 2026 – *Chairman Stratford*
10. Review and Motion to Approve June 2026 Check Register – *Shauna Gilchrist*
11. North Ogden Well Protest Update – *Matt Fox*
12. Project Updates – *Matt Fox*
13. Water Report– *Matt Fox*
14. Staff and Board Comments.
15. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/8500694452?omn=81402270760>

Meeting ID: 850 069 4452

3051 W 1900 N, Plain City: Parcel Nos. 19-038-0044, 15-009-0012



GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount
06/26	06/10/2026	2	6256	Enbridge Gas	7.65 M
06/26	06/02/2026	16283	2961	Marriott - Satterthwaite Rock Products	3,123.94- V
06/26	06/05/2026	16327	4585	Blue Stakes of Utah 811	856.89
06/26	06/05/2026	16328	6326	Blueline Services	100.00
06/26	06/05/2026	16329	1058	Boman Kemp	29.26
06/26	06/05/2026	16330	1440	Central Weber Sewer Improvement District	27,809.72
06/26	06/05/2026	16331	1720	DENCO SECURITY	76.25
06/26	06/05/2026	16332	1855	Farr West City	188,909.14
06/26	06/05/2026	16333	2080	Harrisville City	166,432.75
06/26	06/05/2026	16334	6114	JUB ENGINEERS, INC.	48,828.86
06/26	06/05/2026	16335	2961	Marriott - Satterthwaite Rock Products	3,823.52
06/26	06/05/2026	16336	6268	MARRIOTT-SLATERVILLE CITY	57,143.83
06/26	06/05/2026	16337	6356	MOMENTUM EMPLOYER GROUP	1,700.00
06/26	06/05/2026	16338	6383	NetCuras	1,508.20
06/26	06/05/2026	16339	4200	Plain City	175,045.84
06/26	06/05/2026	16340	4358	Robinson Waste Services	109.35
06/26	06/05/2026	16341	4499	Shred-It / Stericycle, Inc.	101.99
06/26	06/05/2026	16342	4642	Fleet Operations - Fuel Network	5,636.90
06/26	06/05/2026	16343	6355	SWAV LLC	395.00
06/26	06/05/2026	16344	6317	UniFirst Corporation	81.06
06/26	06/05/2026	16345	6119	CASTLE CREEK HOMES	48.46
06/26	06/05/2026	16346	6119	Visionary Homes	133.79
06/26	06/05/2026	16347	6119	Kelli Worden & Jerry Fellows	16.82
06/26	06/05/2026	16348	6119	Miguel Escobedo	11.79
06/26	06/10/2026	16350	6374	ALLIED UNDERGROUND TECHNOLOGY LLC	226,769.67
06/26	06/10/2026	16351	6361	BOWEN CONSTRUCTION	111,199.80
06/26	06/10/2026	16352	1922	Freedom Mailing Services	2,823.36
06/26	06/10/2026	16353	1961	Granite Construction Company	33.90
06/26	06/10/2026	16354	6376	HD Fowler Coimpany	2,952.91
06/26	06/10/2026	16355	6265	Lawn Police	267.00
06/26	06/10/2026	16356	2960	MARRIOTT CONSTRUCTION	29,401.89
06/26	06/10/2026	16357	3265	MOUNTAINLAND SUPPLY COMPANY	917.18
06/26	06/10/2026	16358	6384	Saunders Excavation	366,947.00
06/26	06/10/2026	16359	4560	Smith & Edwards Co.	61.71
06/26	06/10/2026	16360	6317	UniFirst Corporation	81.06
06/26	06/10/2026	16361	5200	Utah Water Users Association	220.00
06/26	06/10/2026	16362	5441	Weber Basin Water Quality	732.00
06/26	06/18/2026	16363	6298	BFT Backflow Testing	120.00
06/26	06/18/2026	16364	1360	CAL RANCH STORE	94.83
06/26	06/18/2026	16365	6252	COMMERCIAL TIRE	969.10
06/26	06/18/2026	16366	6341	Ed Kenley Ford	187.56
06/26	06/18/2026	16367	2080	Harrisville City	1,000.00
06/26	06/18/2026	16368	6376	HD Fowler Coimpany	521.68
06/26	06/18/2026	16369	2961	Marriott - Satterthwaite Rock Products	922.58
06/26	06/18/2026	16370	3042	METERWORKS, INC.	62,145.00
06/26	06/18/2026	16371	3265	MOUNTAINLAND SUPPLY COMPANY	428.87
06/26	06/18/2026	16372	6325	CaitLee Northern	60.00
06/26	06/18/2026	16373	5405	SUNBELT RENTALS	70.03
06/26	06/18/2026	16374	6317	UniFirst Corporation	81.06
06/26	06/18/2026	16375	5680	Wilson Lane Service	2,609.99
06/26	06/29/2026	16376	6380	Bolos, David P	1,000.00
06/26	06/29/2026	16377	1360	CAL RANCH STORE	307.94
06/26	06/29/2026	16378	6260	CORE & MAIN	1,519.29
06/26	06/29/2026	16379	1922	Freedom Mailing Services	234.07
06/26	06/29/2026	16380	6376	HD Fowler Coimpany	2,477.21
06/26	06/29/2026	16381	6085	INTERMOUNTAIN WORK MED	36.00
06/26	06/29/2026	16382	6265	Lawn Police	94.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount
06/26	06/29/2026	16383	6224	Les Olson IT	526.35
06/26	06/29/2026	16384	1812	LGG Industrial, Inc.	97.76
06/26	06/29/2026	16385	2960	MARRIOTT CONSTRUCTION	663.42
06/26	06/29/2026	16386	6377	Meyer, Phillip	1,000.00
06/26	06/29/2026	16387	3265	MOUNTAINLAND SUPPLY COMPANY	233.00
06/26	06/29/2026	16388	4041	Public Employees Health Program	512.46
06/26	06/29/2026	16389	4041	Public Employees Health Program	22,477.15
06/26	06/29/2026	16390	6327	Rich Fastener & Supply	489.10
06/26	06/29/2026	16391	6278	Rockwell Supply, Inc.	2,640.00
06/26	06/29/2026	16392	6379	Shuman, Roger W	1,000.00
06/26	06/29/2026	16393	6381	Stratford, Ronald	1,150.00
06/26	06/29/2026	16394	6378	Syme, Les	1,000.00
06/26	06/29/2026	16395	6317	UniFirst Corporation	69.44
06/26	06/29/2026	16396	6334	U.S. Bank Equipment Finance	175.59
06/26	06/29/2026	16397	5680	Wilson Lane Service	85.01
06/26	06/30/2026	16398	6150	WEBER BOX ELDER CONSERVATION DISTRICT	1,100.00
06/26	06/29/2026	2606102	6256	Enbridge Gas	37.77 M
06/26	06/24/2026	2606103	6256	Enbridge Gas	8.19 M
06/26	06/04/2026	202604211	6357	INVOICE CLOUD	6,131.25 M
06/26	06/04/2026	202604212	5040	UTAH LOCAL GOVERNMENTS TRUST	83.29 M
06/26	06/04/2026	202604213	1056	Bank of Utah / Cardmember Service	880.08 M
06/26	06/04/2026	202604214	5080	Rocky Mountain Power	6,131.00 M
06/26	06/17/2026	202606041	1056	Bank of Utah / Cardmember Service	272.69 M
Grand Totals:					<u><u>1,539,733.37</u></u>



Bona Vista Water Improvement District

2020 W 1300 N, Ogden, Utah 84404

Phone (801) 621-0474

Board of Trustees Meeting Minutes

Date: Monday, June 29, 2026

Time: 2:00 p.m.

Location: Bona Vista Water Improvement District Office

Board Members Present:

Ronald Stratford, Chairman

Mayor Roger Shuman

Mayor Les Syme

Mayor Phil Meyer

Mayor David Bolos

Electronic Attendees via Zoom/Telephone:

n/a

Excused Attendees:

n/a

Staff Members Present:

Matt Fox, General Manager

Kenny Hefflefinger, Assistant Manager

Shauna Gilchrist, Clerk/Admin Manager

Chris Crockett, Legal

Guest Presenter:

n/a

1. Call to Order

Chairman Ronald Stratford called the meeting to order at 2:00 p.m.

2. Discussion and Motion to Approve or Deny Resolution 09-2026 Annexation of Real Property into the District owned by Patrick Burns Parcel 17-066-0036 in Weber County

Approval contingent on the calculated water shares being transferred to the district from the owner of the parcel.

Motion: Mayor Shuma

Second: Mayor Syme

Vote: Unanimous Ayes – Meyer, Syme, Stratford, Shuman, Bolos

Result: Motion carried.

3. Discussion & Motion of Bona Vista Water Secondary Water Connection

Bona Vista Water wants to connect to Pineview Water systems for their secondary water. The hookup fee will be \$1,100 including 2 water shares.

Motion: Mayor Meyer
Second: Mayor Bolos
Vote: Unanimous Ayes – Meyer, Syme, Stratford, Shuman, Bolos
Result: Motion carried.

4. Approve Meeting Minutes from May 18, 2026

Motion: Mayor Shuman
Second: Mayor Syme
Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman
Result: Motion carried.

5. Review and Motion to Approve May 2026 Check Register

Motion: Mayor Bolos
Second: Mayor Shuman
Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman
Result: Motion carried.

6. Project Updates

- The new Hot Springs pump house has been built and is awaiting electrical service. The tank has been filled, and bacteriological testing is complete. An electrical disconnect will be installed on the exterior of the lower existing pump house as a safety precaution.
- The North Ogden Wells protest meeting will be held on **July 14, 2026**.
- The bore for Harrisville Road is scheduled for **September 22, 2026**.
- The 1700 North project is complete.
- Chris Crockett spoke with the attorney for Optic Loop regarding the contract timeline. He also requested that Optic Loop pay its outstanding bill to Bona Vista for the land it is leasing.
- The Jackson property representatives canceled their meeting with management. They will wait until they are further along in the development process before meeting with the Board to discuss the costs associated with required water shares, district-required water storage, and annexation fees.

7. Water Report

Weber Basin at 20.4% and Ogden City and 29%. Farr West wells turned off last week and will be able to recharge a bit. All three wells with Weber Basin are on.

8. Staff and Board Comments

- Mayor Shuman asked about the drilling work taking place across the neighborhood. He noted that construction crews had parked a truck on a customer's lawn over night. Matt stated that the District will address these situations if the city will notify when they occur.
 - Matt provided an update on the railroad crossing project. On the east side of the tracks, the tie-ins have been completed. On the west side, there are still a few dips in the roadway because the second phase of the project is not yet complete. He explained that additional boring work must be completed, which requires a railroad shutdown, before the remaining road repairs can be finished.
 - Chris Crockett reported that Bona Vista contacted Magna 5 to negotiate an agreement regarding the contract. Magna 5 requested payment for the full contract term. Due to ongoing service issues, negotiations are continuing.
 - No further comments were made.
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9. Adjournment

Motion: Mayor Meyer

Second: Mayor Stratford

Vote: Unanimous Ayes – Bolos, Syme, Meyer, Stratford, Shuman

Result: Motion carried.

Draft Minutes Submitted By:

Shauna Gilchrist

District Clerk / Administrative Manager

Date Submitted: July 23, 2026



WATER USE REPORT

Summary of June 2026				
	2023	2024	2025	2026
Weber Basin	390	314	378	324
Ogden City	103	114	124	105
Farr West Well	0	100	85	101
North Ogden	39	32	18	0
Total A.F.:	532	560	605	530

Weber Basin Water Conservancy District								
	3180 A.F.		3786 A.F.		3786 A.F.		3634.56	
MONTH	2023		2024		2025		2026	
	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS
January	237	77,070,000	208	67,645,000	208	67,614,083	194	63,093,000
February	189	61,739,000	210	68,481,000	215	70,175,271	187	60,910,000
March	202	65,660,000	252	81,977,000	189	61,585,839	194	63,297,000
April	213	69,432,000	192	62,616,000	214	69,732,114	204	66,415,400
May	269	87,562,000	214	69,722,000	344	112,007,000	254	82,748,000
June	390	127,099,000	314	102,224,000	378	123,220,556	324	105,358,000
July	410	133,664,000	425	138,470,000	400	130,340,400		
August	498	162,435,000	384	125,013,000	447	145,509,000		
September	395	128,808,000	388	126,551,000	463	150,833,169		
October	297	96,710,000	320	104,164,000	329	107,179,000		
November	200	65,330,000	224	73,143,000	188	60,997,000		
December	237	77,110,000	229	745,130,000	185	60,135,802		
TOTAL	3537	1,152,619,000	3359	1,765,136,000	3559	1,159,329,234	1357	441,821,400
% of Contracted Water Used:	93.4%		88.7%		94.0%		37.3%	

Ogden City								
	1451 A.F.		1451 A.F.		1451 A.F.		1450 A.F.	
MONTH	2023		2024		2025		2026	
	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS
January	131	42,729,390	126	41,259,000	153	49,855,203	165	53,544,406
February	158	51,526,800	140	45,559,000	158	51,484,458	146	47,248,395
March	118	38,339,000	135	43,909,000	49	15,966,699	86	28,137,499
April	109	35,388,330	158	51,428,000	105	34,214,355	67	21,819,902
May	61	19,929,670	183	59,614,000	140	45,471,800	114	37,037,703
June	103	33,435,000	114	37,300,000	124	40,395,748	105	34,212,548
July	70	22,854,000	134	23,623,000	142	46,270,842	0	
August	60	19,546,000	46	15,049,000	85	36,528,236	0	
September	82	26,677,000	53	17,312,000	72	23,461,272	0	
October	90	29,384,000	88	28,829,000	87	28,085,453	0	
November	79	25,615,000	154	50,128,000	180	58,653,180	0	
December	99	32,273,000	88	28,638,000	166	53,960,535	0	
TOTAL	1159	377,697,190	1419	442,648,000	1457	474,744,050	683	222,000,453
% of Contracted Water Used:	80.0%		97.9%		100.5%		47.1%	

Farr West Well								
MONTH	1291 A.F.		1291 A.F.		1291 A.F.		1291 A.F.	
	2023 A.F.	GALLONS	2024 A.F.	GALLONS	2025 A.F.	GALLONS	2026 A.F.	GALLONS
January	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	12	368.347.00
March	0	0	0	0	89	29,000,739	89	28,928,807
April	0	0	126	41,033,114	82	26,719,782	70	22,062,377
May	0	0	98	32,056,738	36	11,634,615	115	37,429,430
June	0	0	100	32,460,933	85	27,788,573	101	32,760,822
July	0	0	99	32,275,713	127	41,383,077		
August	0	0	87	28,266,948	95	30,732,098		
September	0	0	44	14,260,302	0	0		
October	0	0	0	0	0	0		
November	0	0	0	0	0	0		
December	0	0	0	9,280	0	0		
TOTAL	0	0	553	180,363,028	514	167,258,884	387	121,181,436
% of Contracted Water Used:	0.0%		42.9%		39.8%		30.0%	

North Ogden Spring								
MONTH	241 A.F.		241 A.F.		241 A.F.		241 A.F.	
	2023 A.F.	GALLONS	2024 A.F.	GALLONS	2025 A.F.	GALLONS	2026 A.F.	GALLONS
January	0	0	17	5,540,000	16	5,213,616	6	1,771,000
February	0	0	0	0	2	651,702	13	4,217,000
March	13	4,180,000	0	0	0	0	12	3,836,100
April	0	0	0	0	5	1,629,255	27	8,829,900
May	5	1,584,000	24	7,823,000	32	10,427,232	28	9,103,000
June	39	12,634,000	32	10,481,000	18	5,767,563	0	0
July	22	7,263,000	27	8,670,000	15	4,887,765		
August	21	6,742,000	22	7,214,000	15	4,887,765		
September	19	6,182,000	16	5,286,000	12	3,761,000		
October	15	4,986,000	16	5,190,000	18	5,660,000		
November	18	5,946,000	16	5,280,000	11	3,584,361		
December	9	2,776,000	11	3,274,000	10	3,145,000		
TOTAL	160	52,293,000	181	58,758,000	154	49,615,259	86	
% of Contracted Water Used:	66.5%		75.0%		63.8%		35.6%	

Year-to-Date Summary in Acre Feet

Available:	6770
Used:	2513
Remaining:	63%